



Z-08-04-008

City of Greensboro Planning Department  
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: April 14, 2008

**GENERAL INFORMATION**

<b>APPLICANT</b>	Gene Mustin, P.E. for DDC Properties, LLC
<b>HEARING TYPE</b>	Zoning Commission
<b>REQUEST</b>	<b>LI</b> (Light Industrial) <b>to</b> <b>CD-GB</b> (Conditional District-General Business)
<b>CONDITIONS</b>	1) Permitted Uses: All uses allowed in the GB zoning district <b>except</b> bank with a drive-thru, coffee shop with a drive- thru, car wash or restaurant with a drive-thru
<b>LOCATION</b>	4106 Spring Garden Street , generally described as the northeast corner of Spring Garden Street and Pomona Drive
<b>PARCEL ID NUMBER (S)</b>	<b>00-00-0376-0-0002-00-002</b> (portion of)
<b>PUBLIC NOTIFICATION</b>	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). 41 notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	~1.60 Ac.
<b>TOPOGRAPHY</b>	Generally flat
<b>VEGETATION</b>	Typical residential & institutional landscaping, in part

**SITE DATA**

<b>Existing Use</b>	Warehouse
<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N LI (Light Industrial)	Warehouse/Flex Space
E LI (Light Industrial)	Office suites
W GB (General Business)	Dynasty International Market and RTJ Auto sales
S HB (Highway Business)	Office suites

## Zoning History

Case #	Date	Request Summary
PL(Z)03-08	04/30/2003	This property has been zoned LI since July 1, 1992. Prior to the implementation of the UDO, it was zoned IND-L.

## ZONING DISTRICT STANDARDS

### District Summary \*

Zoning District Designation:	Existing (LI)	Requested (CD-GB)
Max. Density:	Not Applicable	Not Applicable
Typical Uses	Primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities	Primarily intended to accommodate a wide range of retail, service, and office uses. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks.

*\*These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

## SPECIAL INFORMATION

### Overlay District Ordinance/Historic Preservation – N/A

### Environmental/Soils

Water Supply Watershed	No, site drains to a non watersupply watershed area
Floodplains	N/A
Streams	N/A

### Airport Noise Cone

The subject property is not located in the Airport Noise Cone.

### Landscaping Requirements

Location	Required Planting Yard Type and Rate
North	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'
South	Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100'
East	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'
West	Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100'

**Tree Preservation Requirements – Not Applicable – No trees on site**  
**Acreage Requirements**

1.6            N/A

**Transportation**

Street Classification	Spring Garden Street – Major Thoroughfare, Pomona Drive – Collector Street.
Site Access	A maximum of one access point per street frontage will be approved by GDOT. All access point(s) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	Spring Garden Street ADT = 22,186.
Trip Generation:	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. There are no funded sidewalk projects in the area.
Transit in Vicinity	Yes, Route 9, West Market Street.
Traffic Impact Study (TIS)	No, not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

**IMPACT ANALYSIS**

**Land Use Compatibility**

The proposed **CD-GB** (Conditional District-General Business) zoning would allow land uses that are compatible with the existing development in the area.

**Connections 2025 Comprehensive Plan Policies**

The Generalized Future Land Use Map designates this location as **Commercial**. The requested **CD-GB** zoning district is consistent with this GFLUM designation.

## **Connections 2025 Written Policies**

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

Economic Development Goal: Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.

POLICY 7A.2: Encourage "home-grown" and community-based businesses and entrepreneurs with special emphasis on increasing the number of minority-owned businesses in traditionally underserved parts of the community.

## **Connections 2025 Map Policies**

Commercial: This designation applies to large concentrations of commercial uses, such as recently constructed major shopping centers and "big box" retail. Such properties may not be expected to undergo redevelopment or a change in use over the plan horizon, and the immediate areas in which they are located may not be suitable for the introduction of mixed uses. While some new commercial centers are anticipated, in general new retail and commercial service uses will be encouraged within more diversified mixed-use centers rather than as stand-alone shopping centers or expanding highway commercial "strips."

## **CONFORMITY WITH OTHER PLANS**

**City Plans - N/A**

**Other Plans - N/A**

## **Staff/Agency Comments**

### **Planning**

The 1.60-acre subject parcel is located at the northeast corner of the intersection of Spring Garden Street and Pomona Drive. In the immediate vicinity are industrial and commercial establishments. The applicant has indicated a bakery and a butcher's shop as the end products of this request.

This request if approved will help promote a healthy, diversified economy with a strong tax base and opportunities for employment and entrepreneurship. It will also help promote sound investment in Greensboro's urban areas, including commercial and industrial areas.

Staff has made a determination that this request is consistent with the intent and purpose of the zoning code and the Comprehensive Plan (Connections 2025). Staff is also of the opinion that the request is compatible with the existing development in the surrounding neighborhood.

**Water Resources**

No additional comments.

**Housing and Community Development**

No additional comments.

**STAFF RECOMMENDATION****PLANNING**

Staff recommends **approval** of the requested **CD-GB** (Conditional District-General Business) zoning district.